



**PEMBROKESHIRE  
PROPERTIES**  
ESTATE AGENTS

SILVER SANDS, STAMMERS ROAD, SAUNDERSFOOT,  
PEMBROKESHIRE SA69 9HH

Tel: 01646 562387

Mobile: 07821282534

info@pembrokeshireproperties.co.uk



Silver Sands, Stammers Road, Saundersfoot

Pembrokeshire SA69 9HH

**Guide Price £745,000**

Pembrokeshire Properties are very excited to be marketing this detached 4 bedroom luxurious home with sea views in Saundersfoot, the property known as Silver Sands is located on Stammers Road. It's very rare that a property like this comes to the market.

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Registered office address: 1 Spilman Street, Carmarthen, Wales, SA31 1LE

Registration number: 13486480



- SEA VIEWS
- GROUND FLOOR GUEST SUITE
- LARGE DRIVEWAY & GARAGE
- 4 BEDROOMS
- 2.5 BATHROOMS
- FRONT & REAR GARDEN
- LUXURIOUS HOME
- WITHIN 0.02MILES OF SAUNDERSFOOT BEACH

**Tenure:** We are advised the property is Freehold.

### Information about the property

Silver Sands, Stammers Road, Saundersfoot.

This stunning architect designed house has many unusual and contemporary features. Located at the lower end of Stammers Road and within steps to the beach and the harbour it is in a highly desirable position with views of the beach. Set back off the road, the driveway can accommodate numerous vehicles and leads to steps up to the land to the front and right of the property, this is a large area which is currently partially decked and gravelled but offers huge scope for future development (subject to planning consent). The remainder of the grounds surrounding the property are laid to patio with shrubbed borders and provide various private and secluded areas to enjoy the outdoor living that this property enjoys. The property with its unusual roofline a, anthracite windows and white exterior certainly has bags of kerb appeal. Stepping inside the Oak effect front door, you are not disappointed when ahead of you are met with a feature wall and tiled flooring that immediately evokes the feeling that this is a beach house, an area to sit and remove coats and shoes that includes a double oak door storage cupboard . The floor tiles are continued in the cloakroom and the hallway leading to the bespoke staircase to the first floor. From the hallway there is a reception room and large bedroom with ensuite. This accommodation lends itself to families with elderly parents of family members that are less mobile. The reception room overlooks the driveway and could be utilised as an office/study. The bedroom is larger than average and has patio doors leading into a small courtyard where steps lead to the main decking area. The ensuite is newly renovated and is both stylish and practical tiled throughout.



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Reaching the top of the stairs that open into a long kitchen diner that spans the whole depth of the property from back to front. French doors lead onto the patio and decking at the rear whilst at the front of the house a triangular bay window allows views of the beach towards coppet hall.

The kitchen is no ordinary kitchen, its elongated island is unique in every sense, rounded on all sides the exclusivity and quality of this kitchen is apparent by its Miele appliances and the seamless grain of the American white oak from cabinet to cabinet. A splashback of geometric tiles in colours synonymous of the ocean is replicated in the opposing reading corner.

Moving through the Oak and glazed doors the main reception room runs along the length of the front of the house. The room with its dual aspect windows which look towards the beach and the French doors which open onto a Juliet balcony fill this room with natural light. Currently set to a living / dining room arrangement with the open area leading to the L shaped corridor and the three bedrooms and family bathroom. The two larger double rooms look onto the rear and patios. The smaller bedroom is a comfortable single bedroom. The family bathroom is a large space and has both bath and shower, however this room would benefit from updating to bring it in line with the quality of the other rooms.

Outside a new decking area has extended the patio that has recently been tiled.

It is rare for properties such as this to reach the market and is unique in design, quality and location. This is one of just a few larger homes that are situated so close to the beach.

Viewing is a must to appreciate how close this is to the beach and how different this property is.



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**GROUND FLOOR**

Foyer 3.1m x 1.6m

Downstairs Cloakroom 2.6m x 1.5m

Bedroom (Downstairs) 4m x 4m

Ensuite 3m x 1.6m

Reception Room (Downstairs) 4m x 2.5m

Garage

**FIRST FLOOR**

Kitchen 7.5m X 4m

Living Room 7m x 5.2m

Bedroom One 4.6m x 3.4m

Bedroom Two 3.8m x 3m

Bedroom Three 2.7m x 2m

Family Bathroom 2.5m x 2.5m

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**SERVICES**

We are advised all mains services are connected to the property. The property has a Gas central heating system.

**EPC RATING—TBC**

**COUNCIL TAX BAND—G**

**VIEWINGS**

Strictly by appointment only with a member from Pembrokeshire Properties Estate Agents Ltd 01646 562387

**GENERAL NOTE**

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.



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## Property Floorplan



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